

**RIVERLAND LOT OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 28, 2021
VIA ZOOM**

Present via Zoom: John Nichols
 Steve Curtiss
 Chris Hensley
 Kevin Freeman
 Rask Dietrich
 Chet Boyce, Toad Property Management
 John Murphy, Unit 28

Chet called the meeting to order at 5:35 p.m. Chet confirmed that a quorum was present and said notice of the meeting had been sent on December 23, 2021.

Steve made a motion to approve the minutes of the December 14, 2021 meeting. Chris seconded the motion, and it was unanimously approved.

Chet said that Version 6 of the Water Use Fee policy and Version 7 of the Size Fee policy had been circulated for review before the meeting.

There was a discussion of how these fee schedules should be applied to owners of multiple lots. It was generally agreed that owners of multiple lots were entitled to the aggregate base usage limit for all lots, and this aggregate limit could be distributed among lots at the owner's discretion. For example, an owner of 2 lots would be entitled to the base use of 15,000 gallons of water for each lot for an aggregate total of 30,000 gallons, and the owner could use the entirety of that 30,000 gallons on one lot without penalty if no water was used on the second lot.

John made a motion to approve Version 6 of the Resolution of Riverland Lot Owner Association Regarding Rules and Regulations for Water Usage Fees and Version 7 of the Resolution of Riverland Lot Owner Association Regarding Rules and Regulations for Large Square Footage Structure Surcharge, with the caveat that legal counsel would amend each document to reflect the ability of owners of multiple lots to use the aggregate full base usage limit for all lots, distributed among those lots at the owner's discretion. Chris seconded the motion, and it was unanimously approved.

It was agreed that Chet would relay the requested changes to legal counsel, and would verify with counsel whether a notarized signature would be required.

Chet said that the Association owed John Nichols approximately \$10,000.

Chris made a motion to pay John Nichols the amount owed. Steve seconded the motion, and it was unanimously approved.

Rask said that he would send an email to the board with an update on the well and water rights.

There was some discussion of the optimal location for the well.

John made a motion for Chet to consult with Norman Whitehead and Jack Dietrich, to confirm that they had reviewed the geologist's report, and have them recommend a well location for the Board's consideration.

Chet said that he would reach out to Williams Drilling Company to get Riverland's well on the list of upcoming projects. Rask suggested that he and Chet have coffee with Norman Whitehead, at a date and time to be determined via email.

Chet confirmed that the invoice for the first quarter dues had been sent out already, and the invoice for the building size charge would be sent out separately in January 2022.

Chet confirmed that he would send an email out with the tentative dates for the 2022 Board Meetings and would work with Board Members who were experiencing difficulty accessing meeting invitations via email.

At 6:08 p.m. John made a motion to adjourn the meeting. Kevin seconded, and the motion was unanimously approved.

Prepared by Rob Harper
Toad Property Management